

6 SOUTH STATE STREET

NORTH VERNON, IN 47265

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,220 - 4,780 SF

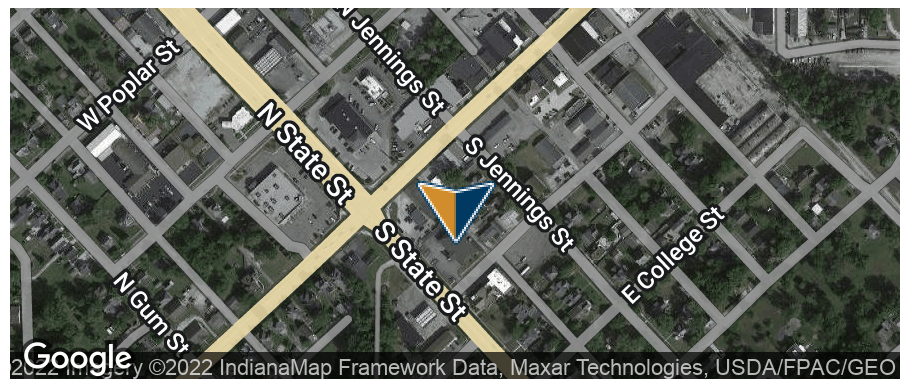
Lease Rate: Negotiable

Building Size: 6,000 SF

PROPERTY OVERVIEW

Strong visibility on the southeast corner of S State St and Buckeye St with up to 6000 Sq Ft available

PROPERTY HIGHLIGHTS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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PLANS



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,220 - 4,780 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6 S State St	Available	1,220 SF	NNN	Negotiable	-
6 S State St	Available	4,780 SF	NNN	Negotiable	-

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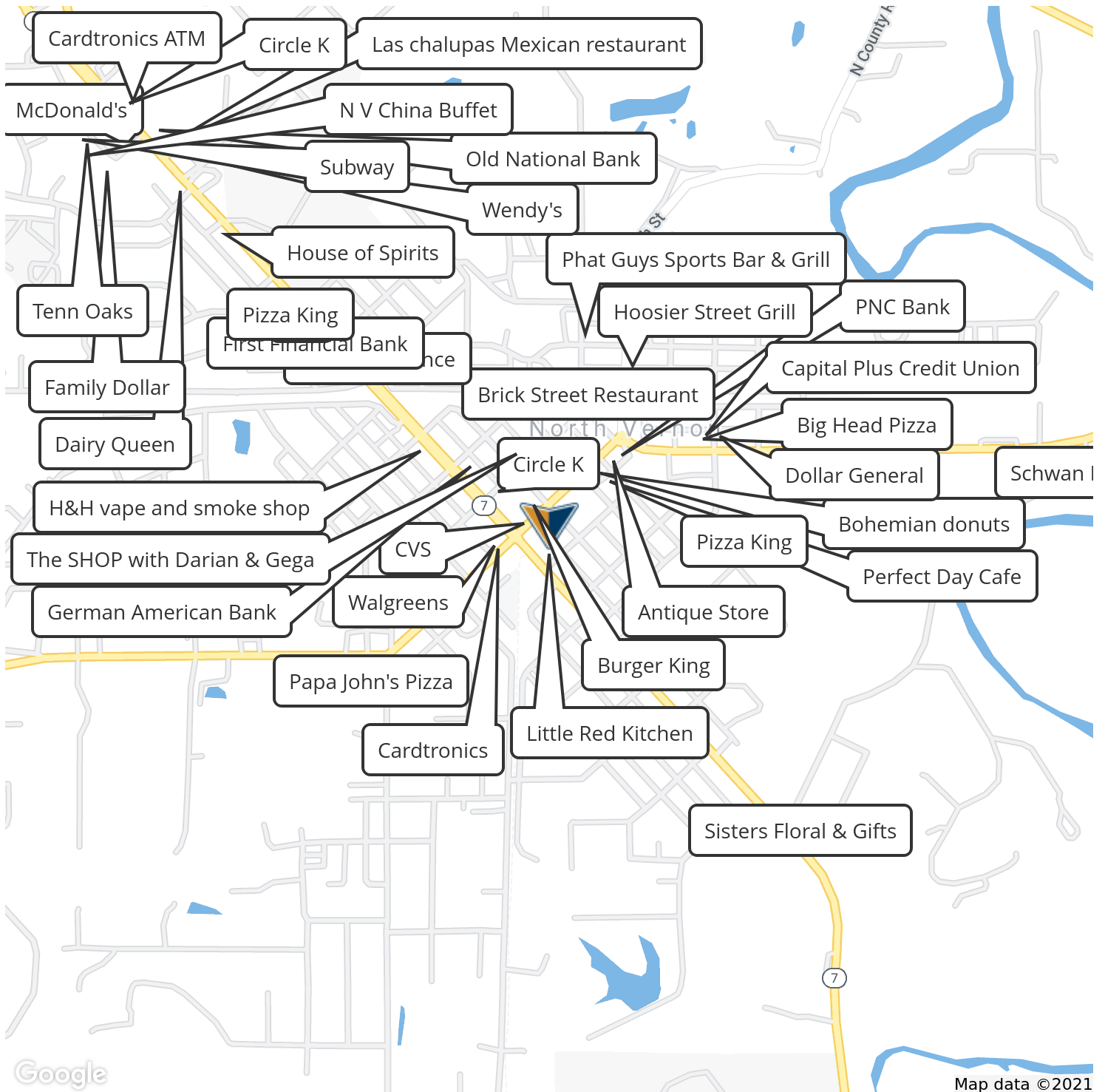
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RETAILER MAP



Google

Map data ©2021

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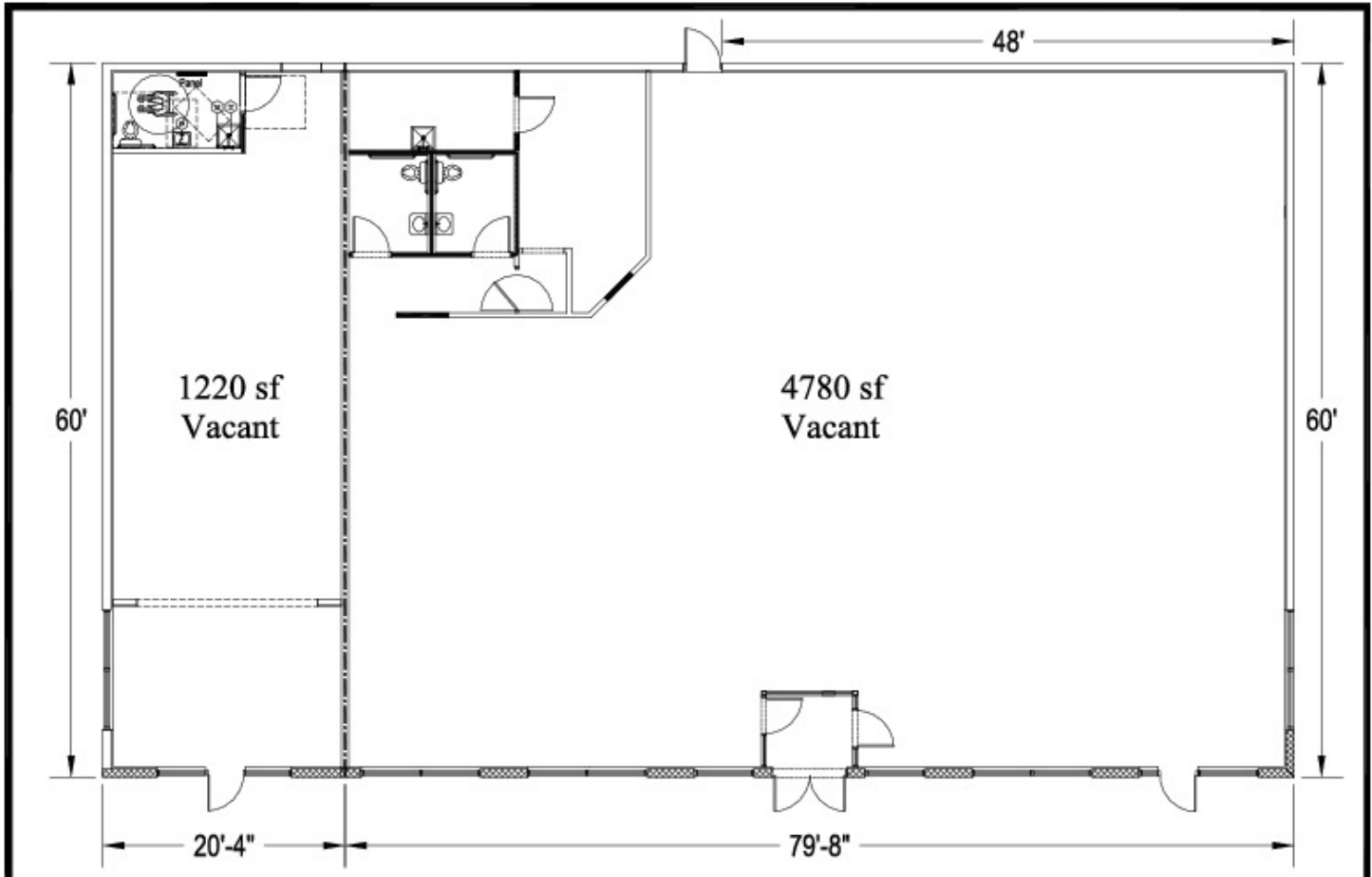
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FLOOR PLANS



#608 North Vernon, IN
6 South State Street, North Vernon, IN 47265
Floor Plan

***EXISTING CONDITIONS: V.L.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 12/21/2020
Drawn By: DO

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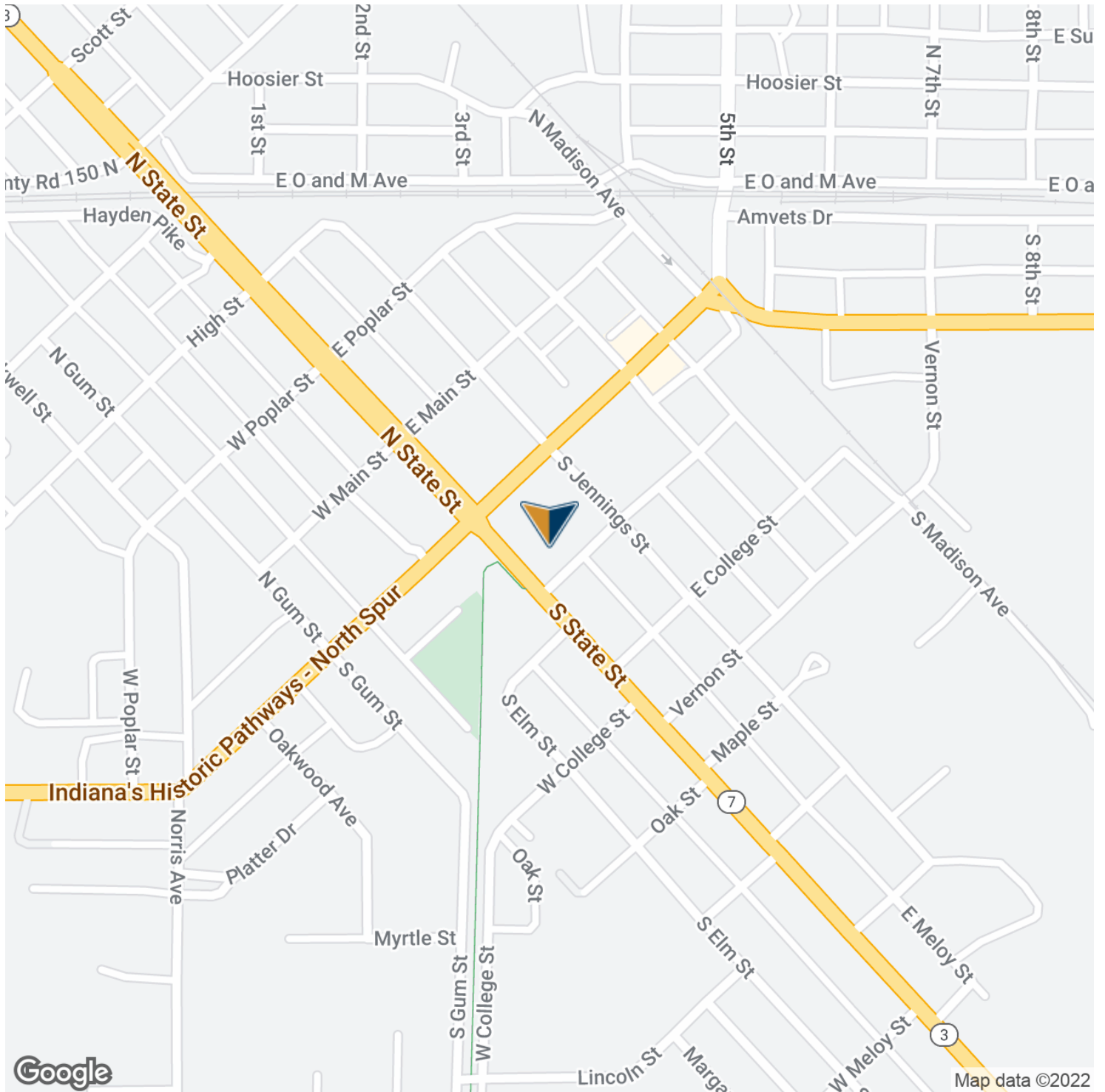


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LOCATION MAPS



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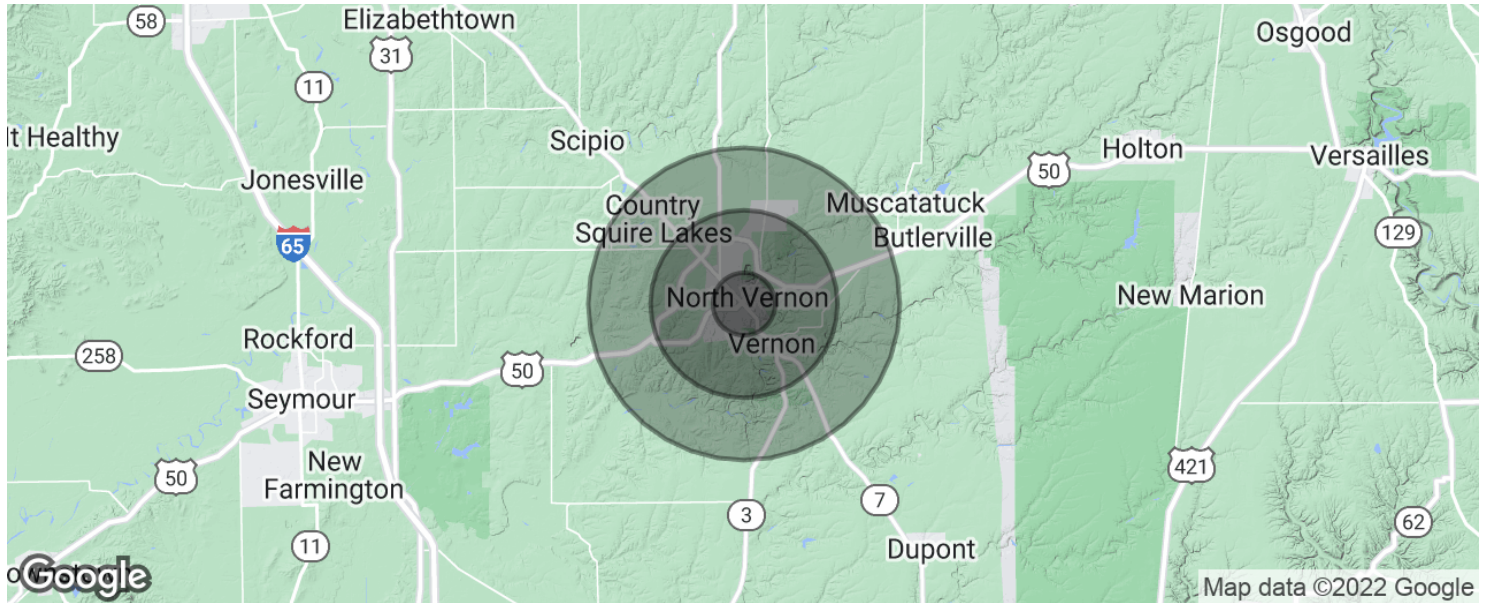
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,588	6,566	11,483
Median age	32.5	34.9	36.4
Median age (Male)	32.5	34.3	35.7
Median age (Female)	31.1	34.5	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,025	2,588	4,484
# of persons per HH	2.5	2.5	2.6
Average HH income	\$45,087	\$45,844	\$46,425
Average house value	\$101,025	\$97,216	\$92,548

* Demographic data derived from 2010 US Census

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